

036.A

0001

0017.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

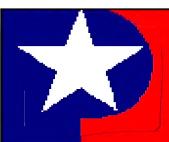
188,500 / 188,500

USE VALUE:

188,500 / 188,500

ASSESSED:

188,500 / 188,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1: BOBA LEONAT

Owner 2:

Owner 3:

Street 1: 1 ARIZONA TERR #6

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LOGUIDICE FRANK J & MARY E -

Owner 2: -

Street 1: 1 ARIZONA TERRACE #6

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	188,500			188,500		124653
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT								Parcel ID	036.A-0001-0017.0		Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	102	FV	188,500	0	.	.	188,500		Year end		12/23/2021
2021	102	FV	185,900	0	.	.	185,900		Year End Roll		12/10/2020
2020	102	FV	180,700	0	.	.	180,700	180,700	Year End Roll		12/18/2019
2019	102	FV	166,500	0	.	.	166,500	166,500	Year End Roll		1/3/2019
2018	102	FV	157,600	0	.	.	157,600	157,600	Year End Roll		12/20/2017
2017	102	FV	146,800	0	.	.	146,800	146,800	Year End Roll		1/3/2017
2016	102	FV	146,800	0	.	.	146,800	146,800	Year End		1/4/2016
2015	102	FV	138,600	0	.	.	138,600	138,600	Year End Roll		12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOGUIDICE FRANK	43824-244		10/1/2004		154,000	No	No		
	17172-228		7/1/1986		83,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/28/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	646-4981, Building Number 1.																
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																	
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																	
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:																	
Frame: 1 - Wood		OTHER FEATURES																				
Prime Wall: 8 - Brick Veneer		Kits: 1	Rating: Average	A Kits:	Rating:																	
Sec Wall:	%	Frl:	Rating:	Upper:																		
Roof Struct: 4 - Flat		WSFlue:	Rating:	Lvl 2:																		
Roof Cover: 4 - Tar & Gravel		CONDOS INFORMATION																				
Color: BRICK																						
View / Desir:																						
GENERAL INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Grade: C - Average		Phys Cond: AV - Average	30. %	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	3	1	0									
Year Blt: 1965	Eff Yr Blt:	Functional:	%	Additions:					Kitchen:													
Alt LUC:	Alt %:	Economic:	%	Baths:					Baths:													
Jurisdict:	Fact: .	Special:	%	Plumbing:					Electric:													
Const Mod:		Override:	%	Heating:					General:													
Lump Sum Adj:		Total:	30.6 %	Totals	1	3	1															
INTERIOR INFORMATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA										
Avg Ht/FL: STD		Basic \$ / SQ: 325.00		Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL									
Prim Int Wal 2 - Plaster		Size Adj.: 1.52739727							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Sec Int Wall:	%	Const Adj.: 0.98931295							GLA	Gross Liv Ar	584	491.100	286,802									
Partition: T - Typical		Adj \$ / SQ: 491.099																				
Prim Floors: 4 - Carpet		Other Features: 32704																				
Sec Floors:	%	Grade Factor: 1.00																				
Bsmnt Flr:		NBHD Inf: 0.85000002																				
Subfloor:		NBHD Mod:																				
Bsmnt Gar:		LUC Factor: 1.00																				
Electric: 3 - Typical		Adj Total: 271580																				
Insulation: 2 - Typical		Depreciation: 83104																				
Int vs Ext: S		Deprecated Total: 188477																				
Heat Fuel: 3 - Electric																						
Heat Type: 6 - Elec Base/B																						
# Heat Sys:																						
% Heated: 100	% AC: 100																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 036.A-0001-0017.0				IMAGE				AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:																	Total:				